

## Management of projects in urban infrastructure development



Infrastructure is the basic structure, services and facilities required to make an underdeveloped locality into a developed locality. It refers to structures required to support the society such as Transportation, Agriculture, Housing, Telecommunication, Water Management, Power, Petroleum & Natural Gas etc. to name some of the infrastructures for the society to sustain.

Urban Infrastructure refers to physical structures required to be built in cities & towns. It has a key role to play in both economic growth and poverty removal. The present paper is mainly related to importance of Project Management and understanding role of an experienced consultant to develop Urban Real Estate Projects in a systematic and useful manner so that the project acts as a boon to society and acts as a catalyst for development of the neighborhood.

### Stages in Project formulation: The stages can be broadly classified as:

- Development of the Concept,
- Freezing Project Specific Requirement,
- Preparation of Detailed Project Report,
- Obtaining statutory Approvals from Environmental & other considerations,
- Obtaining Approval of the scheme from the statutory Body/Bodies like Development Authority, Municipality etc. who are responsible for enforcing various controls in planning of the Project.
- Preparation of Detailed Designs in terms of Architectural, Structural & other Services.
- Selection of proper agencies & methodology to execute the Project keeping in mind the commercial viability of the Project,
- Construction Phase,
- Obtaining Completion Certificates from various authorities as required,
- Techno Commercial Closure of the Project and
- Dedication of the Project to intended users/actual users.

At every stage, there are roles to be played by various authorities/agencies be it Civic, Financial, Construction Agencies, Consultants etc.

The role of the Consultant becomes very important from formulation of Detailed Project Report onwards. Urban Infrastructure like development of an Integrated Township depends to a large extent on expertise of the Consultant. Efficient Project Management plays a very important role in bringing up a nascent Project in a systematic and professional manner.

**Concept of Project Management:** This concept during Construction Phase is finding a wider acceptability day by day, and is a major thrust area.

### The various activities under this phase are:

- Co-ordination with all working agencies at Site to oversee the Objectives of Construction scheduling and Quality criteria.
- Scheduling and Conducting Pre Construction, Construction activities by establishing transparent and clear cut procedures, Site Co-ordination meetings for betterment of Project Performance, Problem solving of the Construction Agencies and preparation of necessary documents to keep a track of such activities.
- Reviewing safety procedures & programs developed by the construction agencies and co-ordinate to ensure adherence to these norms.
- Day to day supervision of construction activities by deputing experienced Supervising Engineers for execution of the project to best intent of Drawings, Specifications & Contract documents.
- Establishing acceptance norms for Quality Control of materials, workmanship and effecting proper control in Monitoring the Quality Standards as per the relevant codal provisions by guiding and supervising the various Field Control Tests.
- Identification of critical activities of various Contract Packages and Monitoring progress of works on the basis of established schedules including updating and initiating all actions to correct delays.
- Manage the Contractors to achieve satisfactory performance. Recommend course of action when Contractual requirements are not being made by the either party and to co-ordinate the work with the activities and responsibilities of the Owner.
- Preparation of Project Cash Flow requirements, Monitoring Project Cost parameters and recommending steps for effecting proper Cost Control.
- Verification and certification of the Bills of Contractors including Interims & Final based on the measurements submitted by the Contractor.

The various aspects as elaborated above help the Owner to ascertain the Project Progress and achievement of the deliverables both in terms of Physical and Financial and offer a transparent system of Project execution.

**Conclusion:** It is recommended that for developing Urban Infrastructure Project and its proper implementation a Consultant who has adequate experience in the related field needs to be appointed which goes a long way in managing the project in most professional manner.

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